



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Sarah Lansdale
Commissioner

Department of Economic Development and Planning
Division of Planning and Environment

STAFF REPORT

SECTIONS A14-14 THRU A14-26 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Application: Wainscott Commercial Center Preliminary Subdivision
Municipality: Town of East Hampton
Location: Northerly side of Old Montauk Highway and the southerly side of the Long Island Rail Road R-O-W, between Wainscott-Northwest Road and Hedges Lane (private road), in the hamlet of Wainscott.

Received: Originally 11/15/18, Considered Complete 2/16/23
File Number: S-EH-18-02.1
T.P.I.N.: 0300 19200 0200 006002, 006003, 006004, 006005 006006 & 006007
Jurisdiction: Within 500 feet of State Route 27 (Montauk Highway) and NYS DEC Freshwater Wetlands; and within one mile of East Hampton Airport.

ZONING DATA

- Zoning Classification: Commercial Industrial (CI).
- Minimum Lot Area: 40,000 Sq. Ft.
- Section 278: N/A
- Obtained Variance: No, the current zoning code and map would allow for the proposed subdivision into 50 lots for the existing and future development with a mix of uses.

SUPPLEMENTARY INFORMATION

- | | |
|--|------------------------------------|
| ▪ Within Agricultural District: | No |
| ▪ Shoreline Resource/Hazard Consideration: | No |
| ▪ Received Health Services Approval: | No |
| ▪ Property Considered for Affordable Housing Criteria: | No |
| ▪ Property has Historical/Archaeological Significance: | No |
| ▪ Property Previously Subdivided: | No |
| ▪ Property Previously Reviewed by Planning Commission: | Yes – deemed incomplete on 12/5/18 |
| ▪ SEQRA Information: | Revised DEIS 11/29/22 |
| ▪ SEQRA Type | Type I – Positive Declaration |
| ▪ Minority or Economic Distressed | No |

SITE DESCRIPTION

- Present Land Use: Various commercial and industrial uses including an existing (to remain) ready-mix concrete plant and masonry and tile supply yard.
- Existing Structures: Several one and two story buildings, a silo in associated with the existing multi-tenant mix uses.
- General Character of Site: Mostly cleared, heavy excavated having a rolling topography, and slightly irregular in shape
- Range of Elevation within Site: 15 - 35' above msl
- Cover: Cleared with buildings and outdoor material storage
- Soil Types: Core area mostly Gravel Pits surrounded by Carver and Plymouth sands, with some loamy sands and Cut and Fill soils
- Range of Slopes (Soils Map): 0-15%
- Waterbodies or Wetlands: None designated on-site (observed large surface water puddling)

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Major subdivision application
- Layout: Curvilinear with proposed 50' wide roadways and connections with existing roadways and land uses.
- Area of Tract: 70.512 acres
- No. of Lots: 50 lots
- Open Space: Yes, 75' – 100' wide "Open Space" buffers along east and west borders totaling 331,598 SF provided (331,065 required).

ACCESS

- Roads: Old Montauk Highway, Georgica Drive, Wainscott Northwest Road, and Hedges Lane (private) are the existing roadways on which the subject property fronts and has at least one point of access. An interior roadway system with widths of 50' is proposed, and appears suitable for dedication to the municipal highway system.
- Driveways: Assumed individual, along proposed internal roadways.
- Other: Subject property abuts the LIRR tracks to the north.

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: Catch Basins and Rain Gardens
 - Recharge Basins: None
- Groundwater Management Zone: V
- Water Supply: Suffolk County Water Authority
- Sanitary Sewers: Proposed individual on-site sanitary systems

PROPOSAL DETAILS

OVERVIEW – The applicant is proposing to subdivide approximately 70 acres of land that is formerly known as the Gravel Pit/Sand Mine property in the hamlet of Wainscott. The subject property contains several existing buildings with a variety of uses (concrete manufacturing, masonry supplies, and storage of landscaping materials). The referred subdivision map proposes a total of 50 lots, all in conformance with the zoning of the property meeting or exceeding the minimum lots area of 40,000 SF with two of the proposed lots (#21 & 22) being larger to support the existing uses to remain on them. Future development would occur on proposed Lots 1 through 20 and 23 thru 50, with an 'open 'space' area (75'-100' buffer) along Wainscott Northwest Road and Hedges Lane. Local land uses include rail right-of-way (train tracks), industrial, commercial and residential.

STAFF ANALYSIS

LOCATION - The subject property is located in the hamlet of Wainscott, just north of Montauk Highway, the main east-west roadway for the subject area as well as most of the south fork of Suffolk County.

A review of the character of the land use and zoning pattern in the vicinity indicates a wide variety of uses ranging from medium and low density single family residential to typical highway business uses, including lodging, restaurants, retail and service uses; as well as industrial and transportation uses (railroad and airport); with significant areas of preserved land for open space.

ACCESS - The subject application proposes four points ingress/egress points of access from the surrounding roadways with only 'near' direct access point along Montauk Highway being at the 'fork in the road' at Old Montauk Highway. The proposed internal road system as it is depicted on the referred map appears 50' wide and suitable for dedication to the Town of East Hampton highway system.

Preventing traffic congestion resulting from the additional development and access to this site is discussed in the provided Traffic Impact Study as contained in the Revised DEIS.

In the vicinity of the subject parcel Montauk Highway is a single lane roadway in each direction with a middle turning lane. The proposed subdivision indicated an internal roadway system and road or traffic improvements to help distribute site generated traffic to four well designed and appropriately located access points.

ENVIRONMENTAL CONDITIONS - The subject property is situated in Hydro-geologic Ground Water Management Zone V pursuant to Article 6 of the Suffolk County Sanitary Code. The site is not located in a NYS Special Groundwater Protection Area (SGPA). The subject site is not located in a NY State Critical Environmental Area. The site is not located in a Suffolk County Pine Barrens. No federal or state mapped and regulated wetlands occur on the subject property. However, the subject property borders both Special Groundwater Protection Area and the Water Recharge Overlay District (T.O.E.H.), both of which are categorized as CEAs. Both designations are intended to highlight the need to protect groundwater.

The water table lies between 3.0 to slightly more than 8.0 feet below the site and is more than 10.0 feet below ground surface around the edges of the site. Ground water flow beneath the site is from the northwest toward the southeast. It was indicated in the referral material (DEIS) that the 'linear velocity' of groundwater flow on the subject parcel is 335 feet per year. At this rate the flow time from on-site septic system from the proposed Wainscott Commercial Center development to Georgica Pond is between 4.25 years and 9 years with 6.6 year average travel time.

As a result of a history of firefighting training exercises taking place on the subject property Alpha Geological Services will analyze soil test sample taken from seven locations on site to determine the levels of polyfluoroalkyl substances (PFAS) in the soil, and to evaluate whether perfluorooctanesulfonic acid (PFOS) may exceed the NYSDEC soil guidance values for the protection of ground water. The guidance values for the protection of groundwater for PFOS and PFAS are 3.7 ppb and 1.1 ppb, respectively.

As part of the information in the Town referral, the project is classified as a Type I Action pursuant to SEQRA with a Positive Declaration; findings that the proposed subdivision presents a potential for significant adverse environmental impacts by the Town of East Hampton Planning Board, and will require the preparation of a Draft Environmental Impact Statement (DEIS), which was completed as 'Revised' November 29, 2022 by consulting firm of Nelson, Pope & Voorhis.

The DEIS offered the following conclusions regarding current impacts to water resources that were developed from the soil and hydrogeologic investigations: 1) No evidence of pollutants entering ground water at the Wainscott Commercial Center site. 2) The elevated levels of nitrates causing the hazardous algal blooms in Georgica Pond are not coming from the Wainscott Commercial Center site per the Alpha Geoscience Environmental Assessment Project No. 17115 Wainscott Commercial Center 3) The PFOS and PFOA detected in residential wells downgradient of the Wainscott Commercial Center site is passing beneath the site from sources upgradient from the Wainscott Commercial Center site from locations that include the East Hampton Airport and the East Hampton Industrial Park. 4) The Wainscott Commercial Center site is not causing the PFOS and PFOA contamination throughout Wainscott and is not contributing to the PFOA and PFOS contamination downgradient of the site. 4) There are no current impacts to either the Town's Recharge Overlay District or Suffolk County's Special Groundwater Protection Area.

The research information provided in the referral information has shown that soil types like what is found on the subject property, permeable, coarse grained soil with a high percolation rate will allow nitrogen to move rapidly to the water table with little reduction.

It should be noted that the subject application is not located in an economically distressed community as defined by commission guidelines and required to be reported pursuant to Resolution 102-2006 of Suffolk County.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS – The Town of East Hampton's 2005 Comprehensive Plan analyzes Land Use by Hamlet or Planning Area, whereas the School District boundaries serve as the Hamlet or Planning Areas boundaries. The Hamlet Study resulted in the adoption of the Wainscott Hamlet Plan (1/30/18) which supported a balance of uses for the reclaimed sand and gravel pit property; with the south end of the subject property incorporated into a village style redevelopment area off Montauk Highway. The Plan also suggests a large area of parkland within the former sand mine, and integrates the development of the property into the plan for the entire Wainscott community. The proposed subdivision eliminates the potential for this future recreational resource.

Staff believes the proposed subdivision would conform to the recommendations of the Plan and better serve the Wainscott community if it were to provide for a more desirable mix of land uses in conformance with the goals of the Town of East Hampton, and encourage the highest and best adaptive use of the property without approaching the maximum allowable density of the property in accordance with its zoning. Furthermore Staff believes an amended version of the proposed subdivision could attract desirable economic development while benefitting surrounding land uses, stimulate infrastructure investment/improvements, and capitalize on its vicinity to rail and air access and potential to bring desired economic stimulus to the Wainscott business district.

GENERAL MUNICIPAL LAW CONSIDERATIONS: New York State General Municipal Law, Section 239-l provides for the Suffolk County Planning Commission to consider inter-community issues. Included in such issues are compatibility of land uses, community character, transportation, public convenience and maintaining of a satisfactory community environment.

It is the belief of the staff that the proposed subdivisions could provide an appropriate location for potential economic development while respecting existing natural features of the environment and local ecology with well thought out modification.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities and include:

1. Environmental Protection
2. Energy efficiency
3. Economic Development, Equity and Sustainability
4. Housing Diversity
5. Transportation and
6. Public Safety

These policies are reflected in the Suffolk County Planning Commission Guidebook (unanimously adopted July 11, 2012). Below are items for consideration regarding the Commission policies:

In terms of environmental protection, although the site has been reclaimed, it retains the character of a mined landscape with bare, steeply sloped topography and deep excavations, and given the depth to groundwater the proposed subdivision will present the potential for a significant adverse impact to groundwater. Being in close proximity to Georgica Pond (roughly 500 feet) means there is also significant potential for impairment of this body through groundwater flow should there be contaminants on-site. As this is a commercial industrial subdivision it can be anticipated that there is potential for the uses of pesticides and/or herbicides on future lots by businesses which are permitted in the CI zoning district. It can also be noted that the CI zoning district allows for the storage of fuel. Staff consulted a SLOSH Map for the area, which utilizes computer modelling incorporating the unique bay and river configurations to predict vulnerability to hurricane stormwater surges at specific locations, and the Map indicated that Category 3 and 4 hurricanes could impact the subject property with storm-water surges. Any new development will almost certainly require additional lighting which will likely add to sky-glow. The proposed subdivision depicts 75' to 100' wide perimeter buffer that is to be designated as "Open Space". As for on-site storm-water management to handle run-off from the impervious surfaces, it appears the proposal incorporates a series of individual catch basins and leaching areas in the form of 'rain gardens' in its design where practical that demonstrates consideration to the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies.

In terms of energy efficiency, the subdivision proposes 48 of the 50 lots to be roughly one acre in size and under current zoning, maximum allowable building coverage is 50% so the maximum additional building area could potentially be 1,000,000 SF which will require additional energy demands so the proposed subdivision will likely require a new or an upgrade to the existing substation. There is no indication in the referred material to the Suffolk County Planning Commission that the petitioner has considered energy efficiency in the layout and design of the proposed development. The petitioner should be directed to the Suffolk County Planning Commission Guidebook for guidelines on the incorporating energy efficiency into this project. (Section 4.3)**

As for economic development, the proposed subdivision and its potential uses could contribute to economic development in the subject area for several reasons including but not limited to 1) The attraction of private investment in the site; 2) The maximization of the real property tax ratable base; 3) The addition of skilled, high paying employment opportunities; and 4) Have a synergistic effect with the nearby Wainscott Central Business District.

Regarding equity and housing diversity, there was no conceptual land use plan associated with the proposed subdivision map that indicated any of the proposed lots would be developed in the future for housing or would address the community need based on Town of East Hampton population and workforce demographic data.

In terms of transportation, the subject property is situated in close proximity to the largest and most heavily traveled road in the Town, and also borders roadways which mainly service residential neighborhoods. Therefore, the potential impact upon traffic from the project is a significant concern. The completed Revised DEIS in the referral material indicates that a traffic

impact study was conducted, and prior information within the EAF provided the following, 'The NYS DOT Traffic Data Viewer indicated in August of 2015 that the average annual daily traffic count for this section of roadway was 21,334 trips. The impact of 50 additional lots is likely to lower the level of service of Montauk Highway. And the future development of the subdivision will necessitate roadway improvement. The creation of the internal roadway that will service the 50 lots in the subdivision is designed to distribute the site generated traffic to four well designed and appropriately located access points. The Wainscott Hamlet Plan depicts having Montauk Highway in this area widened to two lanes in each direction and a couple of roundabout (traffic circles) located at the intersections of Wainscott Northwest Road and future Bathgate Road extension/Old Montauk Road.

Wainscott is served Suffolk County Transit route's 10B, a one-way loop route between Springs and Bridgehampton, with connections to Route S92 at the East Hampton LIRR station and in Bridgehampton. Service is from Monday to Saturday at approximately 90 minute intervals. Route S92 is a major County bus route which connects East Hampton with Orient Point by way of Riverhead. The Town and the applicant should hold discussions with Suffolk County Department of Public Works Transportation Division to investigate the need for transit service adjustments in this area as the property is developed into the future. This should be done soon because according to Suffolk County Department of Economic Development and Planning's Reimage Transit Initiative, service along this section of Montauk Highway is planned to be discontinued in the near future.

Also worth noting is that the subject property is located adjacent to the Long Island Rail Road right-of-way (tracks), however the nearest station platform is miles away, and therefore any future projects as a result of this subdivision would be not considered transit oriented development (TOD) unless there was accommodation made to the LIRR right-of-way for a station with a pedestrian platform and/or rail spur for material transport. The Town and the applicant should communicate with the MTA LIRR to discuss possible options.

One alternative to consider in order to help reduce vehicular traffic would be to provide a 'Bike share program' on site to encourage pedestrian and bicycle movement, which could facilitate short travel to and from the future development sites on the subject property and surrounding areas such as Wainscott Commercial District, parks and beaches, as well as other hamlet downtowns (which might already have a bike share program in-place).

A short distance to the north is the location of the East Hampton Airport, a general aviation facility which has approximately 25,000 operations (total take-offs and landings) per year.

STAFF RECOMMENDATION

Approval, subject to the following comments:

1. The Town should consider encouraging a 'clustered' layout design of the subdivision to allow for greater design flexibility with the road and lot pattern configuration, eliminating the long relatively straight-away and gridiron lot pattern that is being proposed. The modification should pay close attention to the recommendations of the Wainscott Hamlet Study Report.

A cluster subdivision plan would allow for best planning principles to be employed, while allowing the developer to offer greater diversity and more amenities to potential occupants and users of the subdivision; i.e. more open space or communal areas such as a walking path or recreation area, and be able to attract a broader range of potential users/occupants/investors of the subdivision with more diverse lot sizes with larger lots being counter balanced by smaller lots while maintaining the same fifty (50) lot yield.

A modified cluster subdivision could also be in accordance with the overall goals stated in the Wainscott Hamlet Study Report, with the south end of the subject property incorporated into a village style redevelopment area off Montauk Highway

2. Consideration should be given to replace the proposed 50' wide internal roadways of the subdivision with a 60' wide right of way, but it is recommended that the pavement width be kept to a minimum considered practical for safe vehicular travel within the right-of-way. This type design would allow for drainage swales and sidewalks to the side of the pavement. This design would both reduce and manage stormwater runoff, and also provide an optimal separation of vehicular and pedestrian movement on the subject property.
3. To ensure that the future development of the property would not adversely affect the safe circulation and carrying capacity of Montauk Highway and the local roads all traffic improvements provided should be consistent with the completed Traffic Impact Study report, as well as the Town of East Hampton's recently adopted Wainscott Hamlet Study (i.e. roundabouts and extension of Bathgate Road) and be acceptable to the governing agencies, i.e. NYS DOT, East Hampton Highway Department and DPW.
4. The Town and the applicant should communicate with the Suffolk County Water Authority to anticipate potable water usage information in gallons per day and anticipated irrigation demand in gallons per minute that are critical in assessing distribution system improvements to insure adequate supply and also the coordination of the installation of water mains.
5. The Town and the applicant should communicate with the MTA LIRR to discuss possible options for a station with a pedestrian platform and/or rail spur for material transport along the northerly border of the subject property. This is unique opportunity should be thoroughly explored given the subject property's size and location to the existing railroad right-of-way, and it's proximately the Wainscott Commercial Center.
6. The Town and the applicant should communicate with PSEG Long Island to anticipate electricity usage information to assess the needs of a power distribution system for potentially 1,000,000 SF of new commercial/industrial building space which will require significant energy demands, and whether the proposed subdivision will require a new or an upgrade to the existing substation.
7. The applicant shall be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein particularly as relating to irrigation systems.*
8. Consideration should be given to requiring the applicant to supplement all proposed buffers and open space areas with indigenous plant materials to help prevent visual intrusion, including lighting, from the future development of the subject property out on to the road and neighboring properties.
9. Following completion of the SEQRA process, including the 'Revised Draft Environmental Impact Statement' (DEIS), any approval should be in accordance with those findings, conditions and recommendation as a result.
10. The proposed use of individual on-site septic systems should be examined closely and whether to install a sewage treatment plant in placement should be determined in accordance with Suffolk County Department of Health Services requirements, the SEQRA

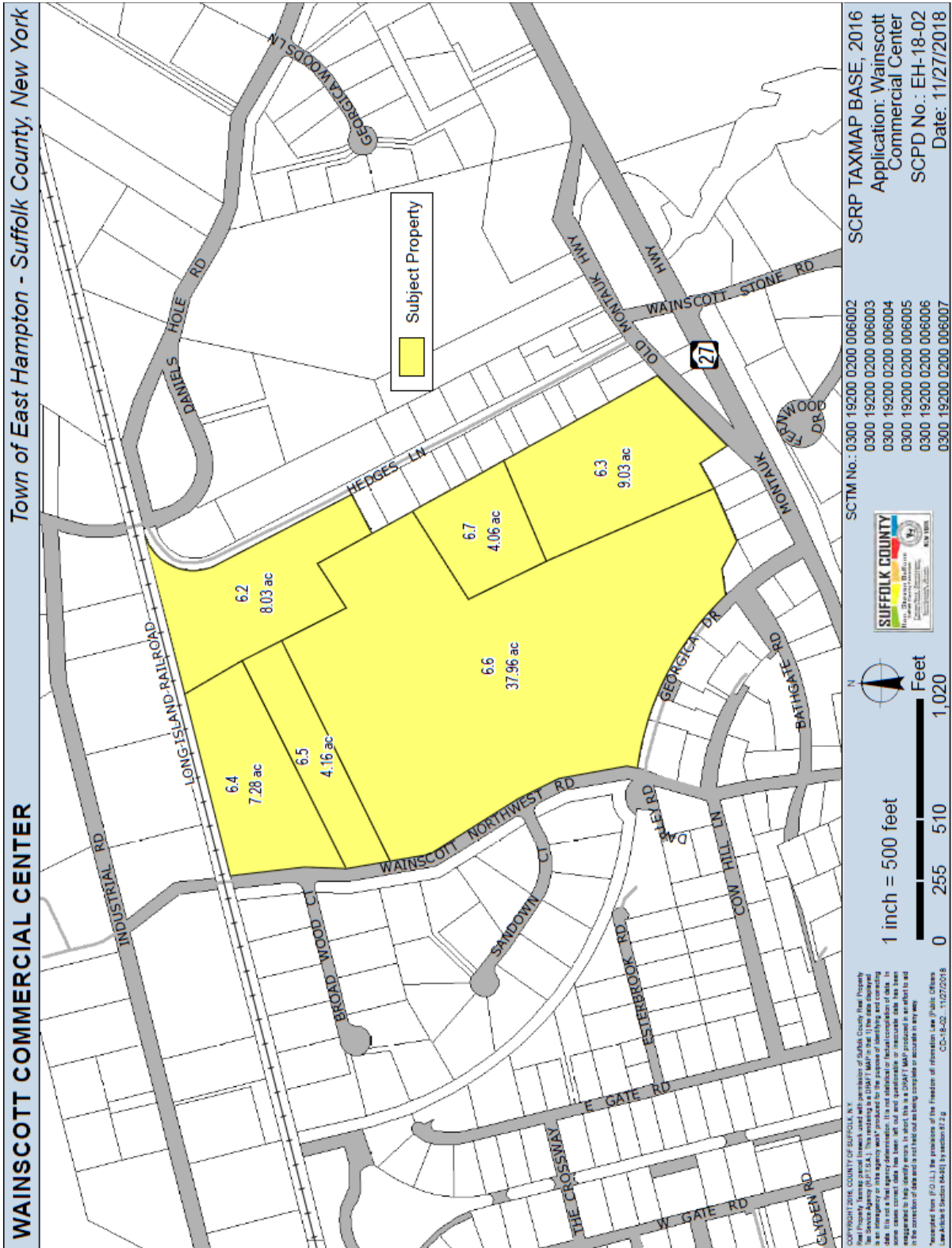
findings, the mapping of Suffolk County's 'Subwatersheds Wastewater Plan of Groundwater Contributing Areas', and recommendations of a qualified hydrologist with knowledge of the subject area with particular attention to the placement and separation of septic systems in relation to groundwater levels and groundwater travel time to discharge areas like Georgica Pond. And in addition, sewage treatment plant could provide the opportunity to expand and provide service to the nearby Wainscott Commercial Center and surrounding residential properties.

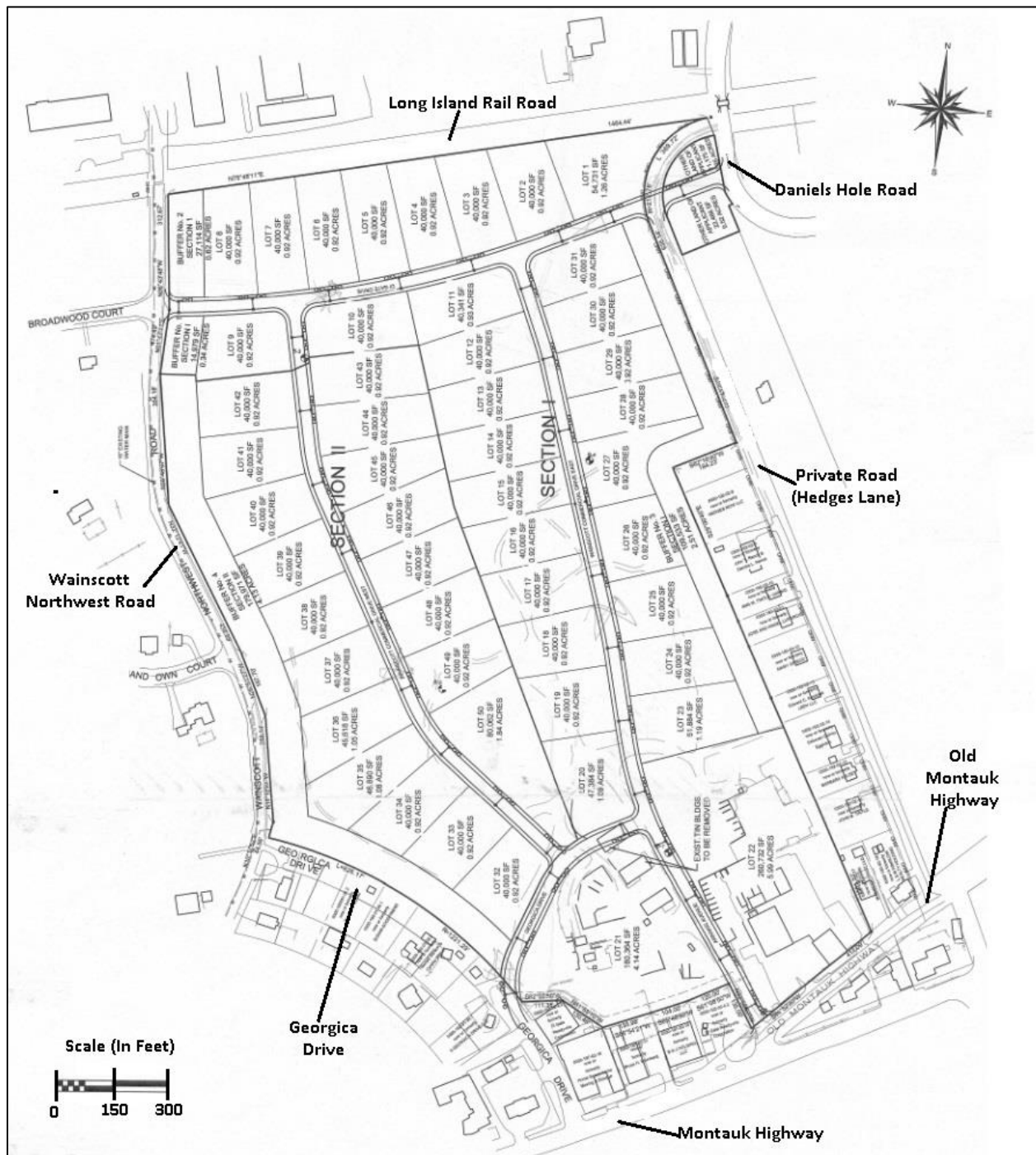
11. Consideration should be given to the storm-water surge resiliency of the proposed subdivision, as climate changes, rising sea levels and more frequent and intense storms will increase the subject area impacted by coastal flooding.
12. "Dark Sky" best management techniques should be employed for the lighting plan to mitigate impacts to adjacent residential areas as well as neighboring communities from 'night glow'.
13. The applicant should be encouraged to investigate the viability of offering a 'bike share' program as a way of reducing short distance motor vehicular travel from the subject property to within Wainscott as well as nearby surrounding communities of Bridgehampton, East Hampton and Sag Harbor; and areas such as the ocean beaches.
14. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, for later development stages, elements contained therein applicable for components of the proposal; i.e. rooftop solar panels. (Section 4.3) **
15. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein. (Section 4.4) **

*SCPC Stormwater Publication

http://www.suffolkcountyny.gov/Portals/0/planning/Publications/Stormwater_greenmethods021011r.pdf

** SCPC Guidebook: <http://www.suffolkcountyny.gov/Portals/0/planning/Publications/SCPCguidebk12r.pdf>





Resolution No. **ZSR-18-22** of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on November 15, 2018 at the offices of the Suffolk County Planning Commission with respect to the application of the “**Wainscott Commercial Center**” located in the Town of East Hampton

WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on December 5, 2018, and

WHEREAS, it is the belief of the Suffolk County Planning Commission that the subdivision application for review should be on the leading edge of thoughtful development given its unique environmental issues and its potential impacts on traffic and community character, now therefore, be it

RESOLVED, that the Suffolk County Planning Commission, pursuant to NYS General Municipal Law Section 239-m 1. (c), the Suffolk County Administrative Code section A14-15C., and the Suffolk County Planning Commission Guidebook, Section 2.1A, deems the referred Wainscott Commercial Center preliminary subdivision application from the Town of East Hampton Planning Board to be **Incomplete**, and be it further,

RESOLVED, that the above noted referral will not be reviewed until the following information is submitted through the offices of the municipal referring agency:

1. Environmental Impact Statement (EIS) report, as required via its SEQRA Type I – Positive Declaration, be referred to the Suffolk County Planning Commission as part of the Wainscott Commercial Center subdivision referral including:
 - Support information indicating that all hazardous materials have been removed from the site and that any environmental hazards that could be aggravated by the development of the property have been removed.
 - Information indicating the technology which will be applied to mitigate any and all possible ground and surface water intrusion as a result of the proposed subdivision, its potential occupants and/or land uses.
 - A plan of resiliency to climate change, rising sea levels, more frequent hurricanes, and the events of storm water surges and coastal flooding.
2. Information indicating what technologies and best management techniques for treatment of wastewater have been discussed with the Suffolk County Department of Health Services, the Suffolk County Sewer Agency and the Suffolk County Department of Public Works.

3. Completed traffic impact study including all projected mitigation potentially necessary to ensure that the future development of the subject property would not adversely affect the safe circulation and carrying capacity of surrounding roadways, and also demonstrate correspondence with the New York State Department of Transportation and the Town of East Hampton Highway Department particularly regarding impacts and mitigation improvements to the Rte. 27 Montauk Highway and locally owned and maintained roadways.
 4. Material demonstrating that the applicant has taken into consideration the recently completed Wainscott Hamlet Study and its recommendations. Since the Study is well known and regarded as providing a framework for the future development as well as redevelopment in the Wainscott community and in particularly the subject property.
 5. Correspondence material demonstration that the applicant has reached out to both the following agencies: 1) Suffolk County Water Authority (SCWA) to insure that an adequate supply of potable water will be made available to the future users and occupants of the proposed lots; and 2) PSEG Long Island since the proposal will likely result in a significant increase in electrical energy demand, it is best to know at this time if there will be adequate supply, or whether a new substation and/or an upgrade to the existing substation will be required.
- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address:
<http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and%20Information.aspx#SCPC>

Wainscott Commercial Center, Town of East Hampton

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	ABSTAIN	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip				X
CHU, SAMUEL – Town of Babylon				X
CONDZELLA, JOHN – Town of Riverhead			X	
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown				X
GERSHOWITZ, KEVIN G.- At Large				X
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven				X
KITT, ERROL – At Large	X			
MOREHEAD, NICHOLAS – Town of Shelter Island	X			
McGivern, Joan, - Town of East Hampton	X			
McCarthy, Thomas, - Town of Southold	X			
VACANT, - Town of Southampton				

Motion: Commissioner McGivern

Present: 9

Seconded: Commissioner Esposito

Absent: 5

Voted: 8

Abstained: 1

DECISION: Incomplete